



50' 0' 50' 100' 150'

SCALE: 1 inch = 50 feet

LEGAL DESCRIPTION:

A PORTION OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE S89°51'39"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 451.19 FEET; THENCE DEPARTING SAID NORTH LINE S00°08'22"W, 42.65 FEET TO A POINT OF CURVATURE OF A 53.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A CHORD BEARING AND DISTANCE OF S31°55'35"E, 90.00 FEET WHOSE RADIUS POINT BEARS S00°02'19"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 116°13'27" AN ARC DISTANCE OF 107.51 FEET; THENCE S89°50'07"E, 230.63 FEET; THENCE N00°09'53"E, 119.02 FEET TO A POINT ON SAID NORTH LINE; THENCE S89°51'39"E, ALONG SAID NORTH LINE A DISTANCE OF 177.39 FEET; THENCE DEPARTING SAID NORTH LINE S00°08'21"W, 101.30 FEET TO A POINT 10.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY BOUNDARY LINE OF LOT 8, COUNTY CROSSINGS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 3 AND 3A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S48°12'36"W, ALONG A LINE PARALLEL WITH AND 10.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY BOUNDARY LINE OF LOT 8 A DISTANCE OF 367.56 FEET; THENCE S41°47'24"E, 10.00 FEET TO SAID NORTHWESTERLY BOUNDARY LINE; THENCE S48°12'36"W, ALONG SAID NORTHWESTERLY BOUNDARY LINE A DISTANCE OF 402.08 FEET; THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY LINE N41°45'54"W, 50.00 FEET TO A POINT 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY BOUNDARY LINE; THENCE S48°12'36"W, ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY BOUNDARY LINE OF LOT 8 A DISTANCE OF 125.87 FEET; THENCE DEPARTING SAID LINE N41°44'13"W, 292.39 FEET TO A POINT OF CURVATURE OF A 270.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 121°8'41" AN ARC DISTANCE OF 58.02 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF LOT 10, BLOCK 36, OF COMMERCIAL HIGHLANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 47, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S48°08'17"W, ALONG SAID LINE 80.41 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10, BLOCK 36; THENCE N41°45'27"W, ALONG THE NORTHEASTERLY BOUNDARY LINE OF LOTS 6 THROUGH 10, BLOCK 36, OF SAID COMMERCIAL HIGHLANDS A DISTANCE OF 249.98 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, BLOCK 36; THENCE N48°10'17"E, ALONG THE EASTERLY EXTENSION OF SAID LOT 6, BLOCK 36 A DISTANCE OF 180.36 FEET; THENCE N41°45'46"W, 204.84 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE S89°50'31"E, ALONG SAID NORTH LINE A DISTANCE OF 244.33 FEET TO THE POINT OF BEGINNING. CONTAINING 10.27 ACRES, MORE OR LESS.

ABBREVIATIONS:

ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
R/W = RIGHT-OF-WAY
CONC. = CONCRETE
R = RADIUS
L = ARC LENGTH
CH = CHORD DISTANCE
CB = CHORD BEARING
ID = IDENTIFICATION
FH = FIRE HYDRANT
EL = ELEVATION
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE
S = SANITARY MANHOLE
LP = LIGHT POLE
GV = GAS VALVE
CB = CATCH BASIN

SYMBOLS LEGEND:

⊕ DENOTES IRRIGATION CONTROL VALVE
⊕ DENOTES SANITARY MANHOLE
⊕-FH DENOTES FIRE HYDRANT
⊕ DENOTES CABLE TELEVISION RISER
⊕ DENOTES STORM MANHOLE
⊕-LP DENOTES LIGHT POLE
⊕ DENOTES TELEPHONE RISER
⊕-GV DENOTES WATER VALVE
⊕-CB DENOTES CATCH BASIN
⊕-WM DENOTES WATER METER
⊕-EB DENOTES ELECTRICAL BOX
○ DENOTES SET 5/8" IRON ROD & CAP "LB 4709"
⊕ DENOTES SET NAIL & DISC "LB 4709"
⊕ DENOTES NUMBER OF PARKING SPACES
⊕-S DENOTES NUMBER OF PARKING SPACES
⊕-BFP DENOTES BACK FLOW PREVENTOR

SURVEYOR'S NOTES:

- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERRED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1-18-23, HAVING A BEARING OF S89°51'39"E.
- VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
- UNDERGROUND: IMPROVEMENTS AND UTILITIES NOT LOCATED.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE ACCURACY FOR THE SURVEY MEASUREMENTS SHOWN HEREON MEETS OR EXCEEDS THE EXPECTED USE OF THE LANDS SHOWN. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND IS BASED ON NGS POINT "SUMTER 41"

NATIONAL FLOOD INSURANCE PROGRAM:

SAID DESCRIBED PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "C" (AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN) PER F.I.R.M. NUMBER 120296 0075 B; DATED 3-15-82. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ABOVE MENTIONED MAP OF LAND SURVEY, AND THE FIELD SURVEY ON WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JULY 10, 2009

ALEXANDER DUCHART, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998



BOUNDARY AND TOPOGRAPHIC SURVEY SHOWING A PORTION OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

CLIENT CHARACTER-OAKS
JOB NO. 65146-0004
DRAWN BY GW
CHKD BY SD
FIELD DATE 5-25-09
FLD. BK/Pg V09-05-1
SCALE 1"=50'

SEAL

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